Local Market Update for October 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92061

Pauma Valley

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**3**	- 25.0%	43	**26**	- 39.5%
Pending Sales	2	**1**	- 50.0%	18	**15**	- 16.7%
Closed Sales	3	**0**	- 100.0%	17	**15**	- 11.8%
Median Sales Price*	$859,000	**—**	—	$945,000	**$1,050,000**	+ 11.1%
Percent of Original List Price Received*	99.2%	**—**	—	96.1%	**90.8%**	- 5.5%
Days on Market Until Sale	51	**—**	—	45	**81**	+ 80.0%
Inventory of Homes for Sale	14	**6**	- 57.1%	—	**—**	—
Months Supply of Inventory	7.3	**3.7**	- 49.3%	—	**—**	—

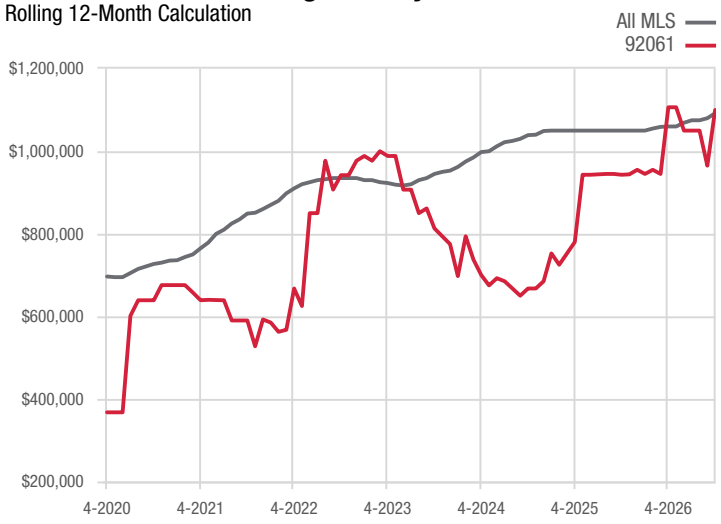
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	10	**17**	+ 70.0%
Pending Sales	0	**1**	—	4	**4**	0.0%
Closed Sales	1	**0**	- 100.0%	4	**3**	- 25.0%
Median Sales Price*	$555,000	**—**	—	$585,000	**$609,400**	+ 4.2%
Percent of Original List Price Received*	95.9%	**—**	—	92.7%	**94.8%**	+ 2.3%
Days on Market Until Sale	102	**—**	—	70	**154**	+ 120.0%
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	**—**	—
Months Supply of Inventory	2.3	**7.0**	+ 204.3%	—	**—**	—

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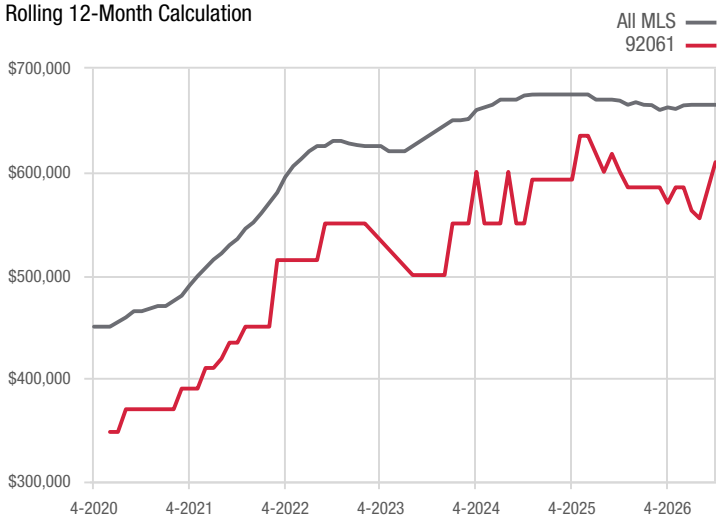
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.